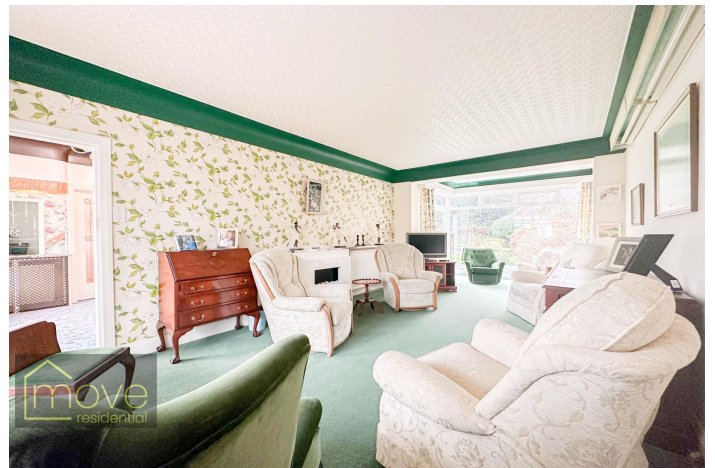




## Baroncroft Road, Woolton, L25 6EH

- Exceptional Five Bedroom Detached Property
- Double Fronted and Occupying a Vast Plot
- Large Kitchen, Separate Utility and WC
- Ensuite Facilities to Two Bedrooms and WC
- Located in the Sought After Area of Woolton
- Entrance Hall, Lounge and Dining Room
- Gallery Landing, Five Double Bedrooms
- Impressive Rear Garden, Driveway and Garage



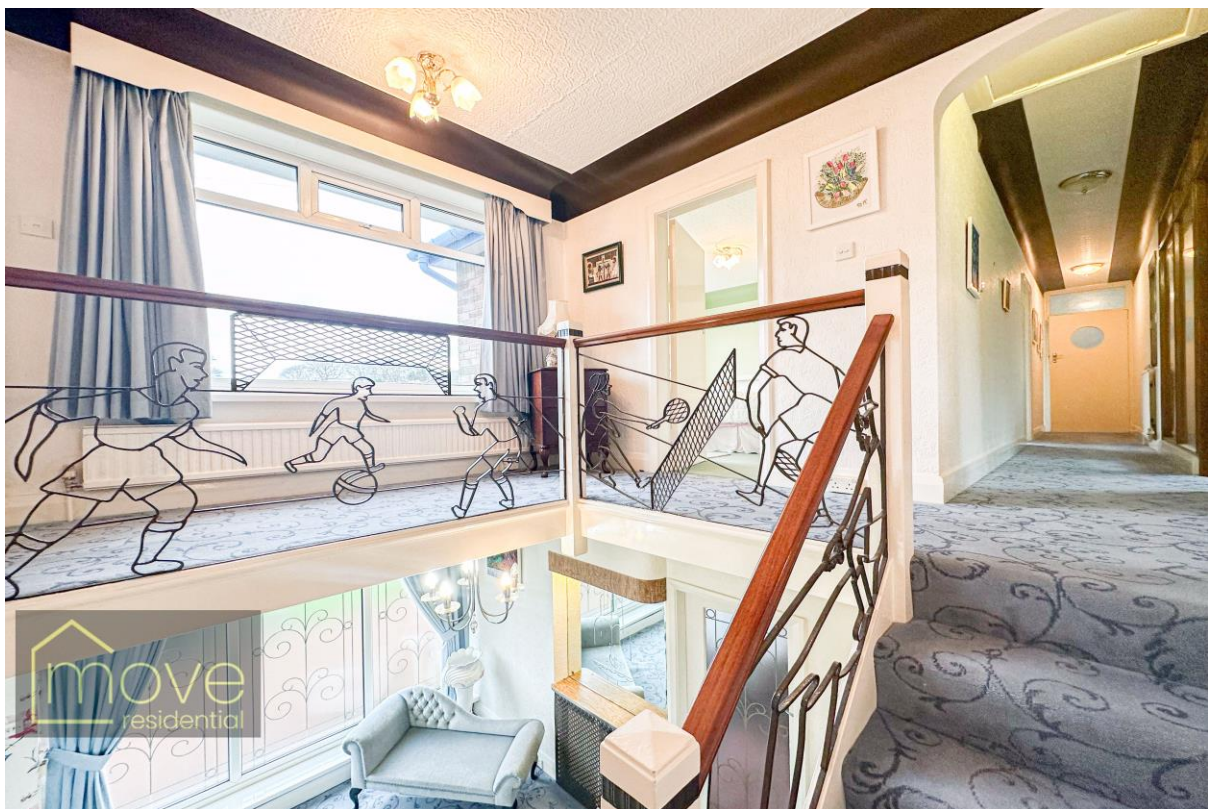
Offers in Excess of £800,000

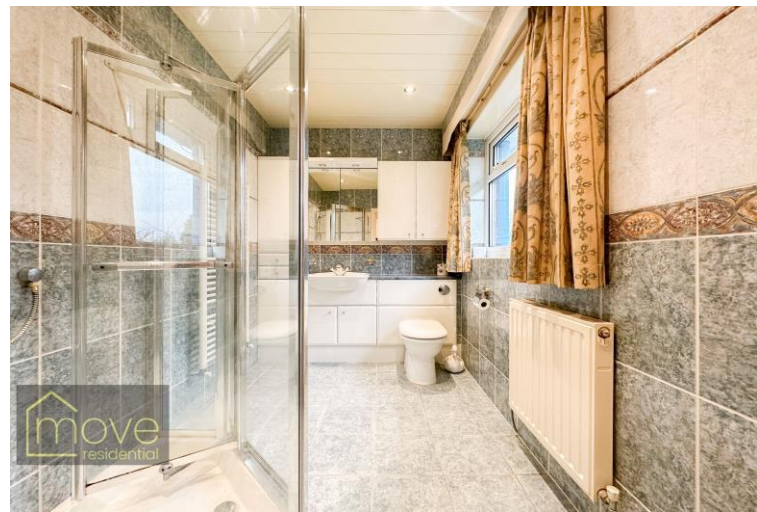


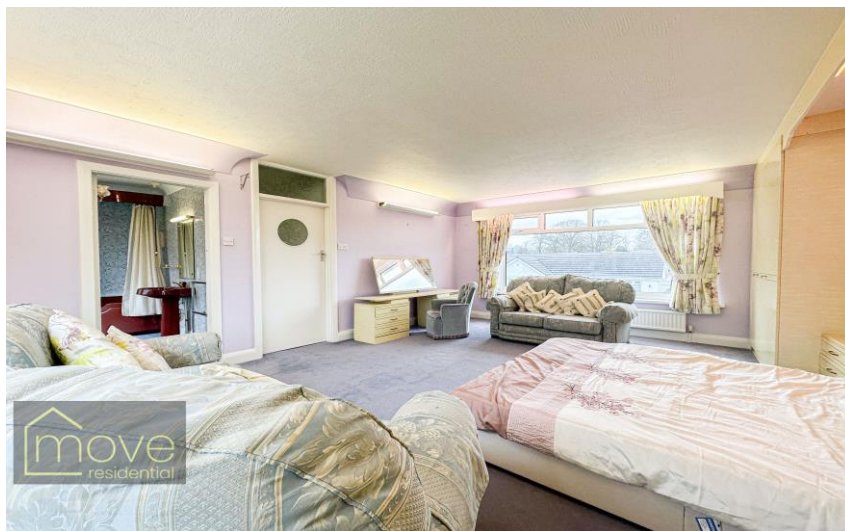


















## **Description**

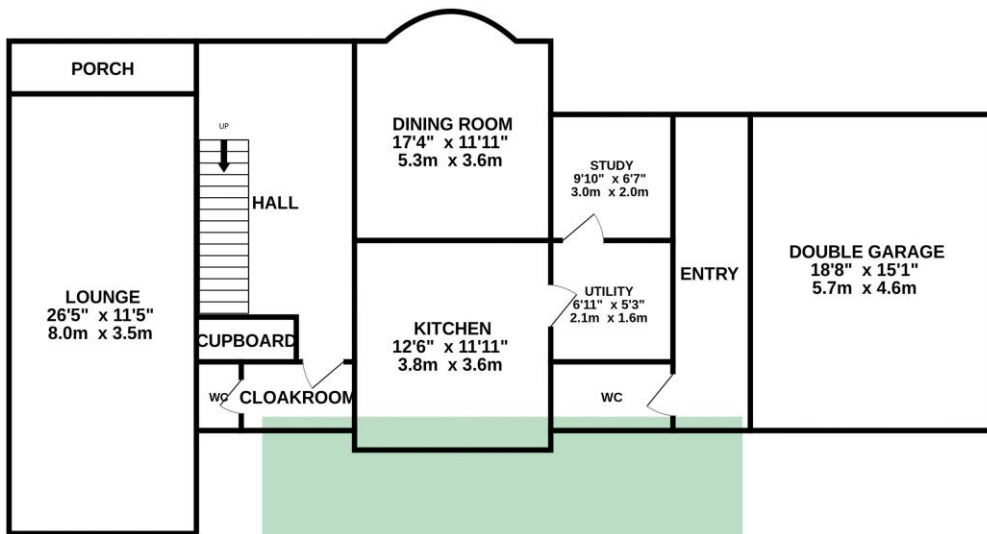
Move Residential are delighted to showcase for sale this exceptional five bedroom detached home, standing proudly on Baroncroft Road in the highly sought after and affluent area of Woolton, L25. The double fronted property occupies a vast plot, providing extremely generous and versatile living accommodation throughout. The property is bursting with potential and promises to be an incomparable future residence for a family looking for their forever home in one of Liverpool's most desirable locations. Following through the grand entrance hall which makes an impactful first impression, you will be led into bright and spacious through lounge, with floor to ceiling windows illuminating the space and offering views of the beautiful rear garden. The charming dining room provides the ideal space for formal dining and entertaining guests, enjoying a large bay window which floods the room with natural light. The kitchen diner is generously sized and with some modernisation promises to be a brilliant space for family mealtimes. The ground floor is completed by a study, WC and convenient utility room. Venturing to the first floor, the property continues to impress, as you are greeted by the striking gallery landing which unveils a grand total of five well-proportioned and delightfully presented double bedrooms, with the two main bedrooms enjoying the added luxury of private en-suite facilities. The third bedroom features a fabulous bay window, whilst the bedrooms to the rear benefit from picturesque views out to the garden. Completing the interior of the property is a second WC. Externally, the property is further enhanced by the enchanting and expansive rear garden. The neatly manicured lawn is framed by a range of established greenery borders, and a large patio area provides an idyllic spot for alfresco dining and entertaining guests during the warmer months. The substantial driveway to the front provides ample off road parking, and the double garage offers an abundance of additional storage space. A viewing of the property is highly recommended to appreciate its unique charm and potential, and generous living proportions that it has to offer.

## **Location**

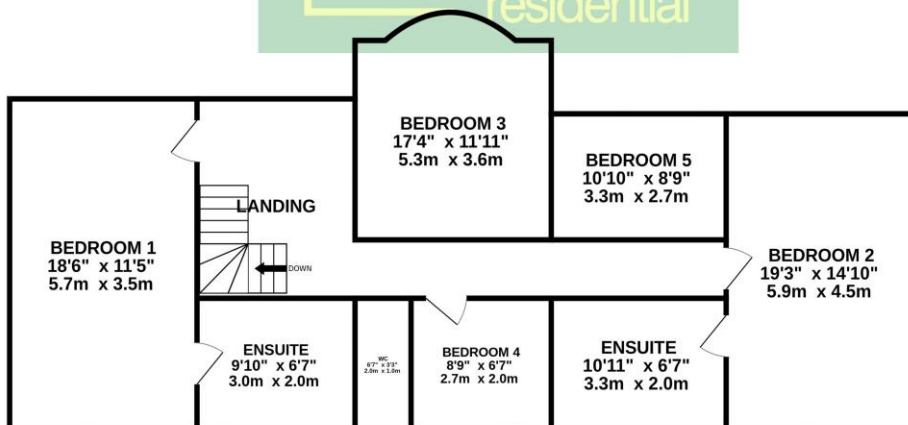
Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants and the charming Woolton Picture House cinema. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.

## Floor Plan

GROUND FLOOR  
1387 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 2522 sq.ft. (234.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.